



## APPLICATION ADDENDUM ECONOMIC HARDSHIP EXCEPTION FORM

### INSTRUCTIONS

Please complete the form fully and submit with the associated development application, **DIGITALLY** through the Planning and Zoning online application portal (goPost/ePlan).

### 1. GENERAL INFORMATION

PROJECT NAME
ADDRESS/LOCATION
TAX PARCEL NUMBER(S)
CONTRIBUTING STRUCTURE <input type="checkbox"/> Yes <input type="checkbox"/> No
DATE OF HPB DENIAL

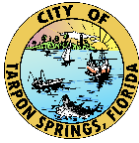
### 2. ECONOMIC HARDSHIP EXCEPTION [[LDC SECTION 110.01\(A\)](#)]

Upon final notification that a Certificate of Appropriateness to permit a demolition has been denied, the applicant shall have 30 days to apply for an Economic Hardship Exception on the basis that the denial will result in all beneficial or economic use of the property.

### 3. SUPPORTING INFORMATION [[LDC SECTION 110.01\(C\)](#)]

The Board may solicit expert testimony or require that the applicant make submissions concerning any or all the following information:

- (1) Estimate of the cost of the proposed construction, alteration, demolition, or removal and an estimate of any additional cost that would potentially be incurred if the owner were to comply with the recommendations of the Board for the changes necessary to obtain a Certificate of Appropriateness.
- (2) A report from a licensed engineer, architect or contractor with experience in rehabilitation as to the soundness of any structures on the property and their suitability for rehabilitation.
- (3) Estimated market value of the property in its current condition; after demolition or removal; after any requirements to obtain a Certificate of Approval; and after renovation of the existing property for continued use or re-use.
- (4) In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.



- (5) Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.
- (6) If the property is income-producing, the capitalization rate based on the net operating income (NOI), derived from the effective gross income less expenses.
- (7) All certified appraisals obtained within the previous 2 years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
- (8) Proof of payment of real estate taxes for the previous 2 years.
- (9) Form of ownership or operation of the property, whether sole proprietorship, for-profit corporation, limited partnership, joint venture, or other.
- (10) A statement from the owner, applicant or investor as to the viability of proposed alternative use(s) of the property.

### **3. SIGNATURE(S)/AUTHORIZATION**

#### **APPLICANT/PROPERTY OWNER/AGENT SIGNATURE(S):**

The information included in and with this application is completely true and correct to the best of my knowledge. Further, I understand that a detailed property management plan may be requested as a part of this application.

\_\_\_\_\_  
(Applicant's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Property Owner's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Agent's Signature)

\_\_\_\_\_  
(Date)